

# PART E3: INDUSTRIAL ZONES POLICY

## 1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority's website.

This Industrial Zones Policy applies to all development in an industrial zone (IZ1 and IZ2).

## 1.2 Land use table

The following table identifies permissible land uses and development types (marked 'Y') in industrial zones.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in districts.

Development Type	IZ1	IZ2
ancillary use	Y	Y
animal care facility	Y	Y
bulk landscape supplies	Y	Y
bulk landscape supplies	Y	Y
bulky goods retailing	-	Y
business agency	-	Y
car park	Y	Y
caretaker's residence	Y	Y
club	-	Y
communications facility	Y	Y
community activity centre	Y	Y
community theatre	-	-
complementary use	Y	Y
consolidation	Y	Y
craft workshop	Y	Y
cultural facility	-	-
data centre	Y	Y
defence installation	Y	Y
demolition	Y	Y
distribution reservoir	Y	Y

## CONSULTATION DRAFT FOR COMMENT

Development Type	IZ1	IZ2
drink establishment	-	Y
drone facility	Y	Y
educational establishment	Y	Y
emergency services facility	Y	Y
financial establishment	-	Y
freight transport facility	Y	Y
funeral parlour	-	Y
general industry	Y	Y
hazardous industry	Y	-
hazardous waste facility	Y	-
health facility	Y	Y
hospital	Y	Y
incineration facility	Y	
indoor entertainment facility	-	Y
indoor recreation facility	Y	Y
industrial trades	Y	Y
light industry	Y	Y
light rail	Y	Y
liquid fuel depot	Y	Y
major road	Y	Y
major electricity storage facility	Y	Y
major electrical sub-station	Y	Y
major gross pollutant trap	Y	Y
major pump station	Y	Y
major service conduits	Y	Y
minor road	Y	Y
minor use	Y	Y
municipal depot	Y	Y
offensive industry	Y	-
office	-	Y
outdoor recreation facility	-	Y
parkland	Y	Y
pedestrian plaza	Y	Y
personal service	-	Y
place of worship	Y	Y
power generation station	Y	Y
public agency	-	Y
railway use	Y	-
recyclable materials collection	Y	Y
recycling facility	Y	Y
religious associated use	Y	Y
restaurant	-	Y
retail plant nursery	-	Y

## CONSULTATION DRAFT FOR COMMENT

Development Type	IZ1	IZ2
scientific research establishment	Y	Y
service station	Y	Y
sign	Y	Y
store	Y	Y
subdivision	Y	Y
supermarket	-	Y
take-away food shop	-	Y
temporary use	Y	Y
transport facility	Y	Y
treatment plant	Y	Y
urban lake, pond and/or retardation basin	Y	Y
utility hydrogen production facility	Y	Y
varying a lease, except where prohibited	Y	Y
vehicle sales	-	Y
veterinary clinic	Y	Y
veterinary hospital	-	Y
water storage dam	Y	Y
warehouse	Y	Y
waste transfer station	Y	Y

### 1.3 Policy outcomes

Development proposals in the industrial zones will be assessed having regard to the policy outcomes to be achieved for the relevant zone.

The policy outcomes to be achieved for both industrial zones are:

#### **All industrial zones**

1. The desired outcomes to be achieved for both industrial zones:
2. The industrial zones are primarily for industrial developments but permit other development that complements and supports industrial uses and development.
3. Development should be of a scale and nature that recognises and responds to the zone hierarchy.

#### **IZ1 – General Industrial Zone**

The fundamental desired outcome for the IZ1 zone is to support the diversification and expansion of the ACT's industrial base and employment growth.

Other important desired outcomes to be achieved in the IZ1 zone:

1. Facilitate investment in a wide range of industrial and related activities, with efficient land utilisation and provision of infrastructure.
2. Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities.
3. Provide for transport-related businesses in locations accessible to major road, rail and air links.
4. Encourage the clustering of industrial activities according to the principles of industrial ecology.

### **IZ1 – General Industrial Zone**

5. Promote industrial development that achieves high environmental standards of cleaner production, waste disposal, noise and air quality.
6. Encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible.
7. Promote development along major approach routes and major roads that meets appropriate standards of urban design.
8. Provide for manufacturing, warehouse and transport land uses requiring large land areas accessible to main interstate road and rail connections.
9. Protect the use of the land for predominantly industrial purposes that is not jeopardised by the uncontrolled development of higher rent commercial uses such as retailing and offices.
10. Provide small-scale services to meet the needs of the local workforce.

### **IZ2 – Business Zone**

The fundamental desired outcome for the IZ2 zone is to support the diversification and expansion of the ACT's industrial base and employment growth.

Other important desired outcomes to be achieved in the IZ2 zone:

1. Facilitate investment in a wide range of industrial and related activities, with efficient land utilisation and provision of infrastructure.
2. Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities, including by encouraging active travel and access to public transport.
3. Promote industrial development that achieves high environmental standards of cleaner production, waste disposal, noise and air quality.
4. Encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible.
5. Promote development along major approach routes and major roads that meets appropriate standards of urban design.
6. Accommodate industry-associated retailing, services and other commercial uses without jeopardising an adequate supply of industrial land.
7. Provide for a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the territory's preferred locations for office development.
8. Meet the need for a mix of lower rent bulky goods retailing and specialised industrial, commercial and service activities alongside general industry.
9. Preserve and promote viable industries that can coexist with more commercially oriented uses.
10. Provide for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce.

#### **West Fyshwick**

The following additional desired outcomes apply specifically to west Fyshwick:

11. Encourage Canberra's regional role for food processing, wholesaling, distribution and marketing.
12. Cluster uses that are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small-scale food retailing.
13. Protect the safety and amenity of food-related enterprises.
14. Promote buildings along Canberra Avenue that maintain and enhance a character appropriate for a major approach road to the Central National Area.

## 1.4 Assessment requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

All development proposals in industrial zones will be assessed against the following requirements:

Control	Assessment requirement	Reference
Maximum Gross Floor Area (GFA)	<ol style="list-style-type: none"> <li>The total gross floor area of any individual or combination of the following uses must not exceed 2000m<sup>2</sup> per lease: <ol style="list-style-type: none"> <li>business agency</li> <li>financial establishment</li> <li>office</li> <li>public agency.</li> </ol> </li> <li>In the IZ2 zone, the maximum gross floor area per shop is: <ol style="list-style-type: none"> <li>supermarket or retail use selling food: 200m<sup>2</sup></li> <li>other retail uses, except for bulky goods retailing: 3000m<sup>2</sup>.</li> </ol> <p><b>NOTE:</b> The term 'retail uses' is a collective term for a range of land uses including shop, bulky goods retailing, personal service, retail plant nursery, supermarket, take-away food shop, café.</p> </li> </ol>	
Block size – IZ1 zone	<ol style="list-style-type: none"> <li>The minimum block size for blocks subdivided from existing leases is 2000m<sup>2</sup> (unless stated otherwise in the lease).</li> <li>The average of all blocks to be created via subdivision of the original lease is to be not less than 5000m<sup>2</sup> (unless stated otherwise in the lease).</li> </ol>	

## 1.5 Assessment outcomes

Development proposals in industrial zones will be assessed having regard to the following assessment outcomes:

- The stated policy outcomes.
- For a proposed development that is:
  - defined as being at precinct scale or urban design developments
  - exceeding one hectare
  - comprise more than 1,000m<sup>2</sup> of public or common space or
  - required to seek advice from the Design Review Panel
  - sufficient consideration of and response to the Urban Design Guide has been undertaken.
- The functionality and usability of the development for its intended purpose/use.
- Non-industrial development has minimal impacts and is compatible with any existing or permissible industrial uses.
- Bulk and scale are controlled to limit impacts on surrounding land and streetscape.

- 6) New development is sufficiently setback from property boundaries and other buildings or structures (including other buildings and structures on the site).
- 7) Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
- 8) A suitable level of passive surveillance from the development to public spaces is provided.
- 9) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
- 10) Impacts on and connections with the natural environment.
- 11) Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to the street or public places.
- 12) Electric vehicle parking and access to charging locations.
- 13) End-of-trip facilities provisions.
- 14) Accessibility and adaptability provisions.
- 15) Water sensitive urban design (WSUD) provisions.
- 16) Minimisation of cut and fill.
- 17) Serviceability in terms of infrastructure and utility services.
- 18) Suitability of any advertising or signs.
- 19) Consistency with the crown lease.
- 20) Any applicable statement of environmental effects.

## **1.6 Development compliance provisions**

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.